

HISTORIC DISTRICT REVIEW BOARD
85 Main St. Cold Spring, NY 10516
Public Hearing – Costello / Special Meeting - Katsetos

April 27, 2011

Members present: Chairman: Al Zgolinski, Members: Carolyn Bachan, Pamela Colangelo, Peter Downey & Kathleen Foley

Public Hearing

Cathy Costello, 5 Maple Terrace

Representing the Applicant: Karen Parks, Designer.

The Applicant proposed to enlarge the 2nd story and modify the roof pitch of the main roof. In addition, several windows will be replaced to match the existing; the existing asbestos shingle siding will be replaced with cementitious clapboard with wood corner boards and trim; the existing brackets, if reusable, will be reinstalled. If the brackets are not reusable, Fypon (man-made material) brackets will be used. Ms. Parks noted that the current siding is not original and that the original siding is no longer there.

Ms. Parks presented the Board with the following:

- Return receipts of the notice to adjoiners.
- Revised drawings as requested at the last workshop.

The Chairman gave the public 5 minutes to review the drawings.

At 8:19 the meeting was opened for public comment.

Matthew Koch, 3 Maple Terrace – Stated that he originally had a concern over the height of the roof but noticed the increase in roof height was scaled back. Currently, it seems acceptable.

The Chairman closed the public comment portion of the hearing. He asked if the Board members had any questions or comments.

P.Colangelo asked if the Costello's would be willing to change orientation of the proposed brackets. Mrs. Parks answered that they would and explained the new brackets were chosen because of the overhang of the new roof. The existing brackets must be removed due to the change in the roof. She stated that they are not solid wood and she was concerned that they will fall apart when taken down.

The Chairman polled the board members about the building mass, the Fypon brackets and cementitious clapboard siding. Most Board members did not have an objection to the increase in the slope of the main roof. K. Foley stated that she felt that the taller roof did in fact make a difference in the overall building appearance. The Fypon brackets were to be installed above 8 foot and therefore allowed by the Design Standards. There was a discussion among the Board members over the use of cementitious siding. The siding is not allowed by the Design Standards. However, this type of siding is already installed on the building at the currently existing addition. Ms. Parks stated that if the cementitious siding is not approved, the Applicant will leave the existing asbestos shingle siding in place. A. Zgolinski noted that because of the proposed changes, the existing siding would have to be patched. Getting asbestos shingles to match the existing would be difficult. He also noted that six of the existing windows were not being replaced. Ms. Parks stated that the Applicant was concerned that if the siding is not approved, replacing the

windows at this time would require revising the window trim to accommodate the new siding once it is replaced. A. Zgolinski asked if the Applicant would be willing to replace these six windows if the cementitious siding is approved. Ms. Parks said yes.

The Chairman called for a vote on the application as presented with the addition of the replacing the remaining 6 windows. It was approved 5-0.

K. Foley stated that while this application had certain specifics which may have justified the cementitious siding, the Board needs to discuss the Board's position on this material.

The public hearing was closed at about 8:30 pm.

Special Meeting

The Chairman explained that he agreed to this Board meeting because the Applicant was close to getting his approval at the regular scheduled meeting and was under some time pressure to get his permit to begin work.

Alexi Katsetos, 32 West St.

i Stairs:

The Applicant presented proposed stairs coming from the side of the porch with a wood railing to match the existing railing. The proposed handrail will wrap around so people cannot get caught on it. The curved handrail will also be made of wood. It was noted by the Chairman that pressure treated wood is allowed to be used in the construction as long as it is not exposed.

The Chairman called on a vote on the application. It was approved 5-0.

ii Railing:

The Applicant then presented the Board with a wood railing to separate the commercial use from residential uses.

The Chairman called for a vote on the application. It was approved 5-0. The Chairman noted a new application form is needed for the railing and stairs.

Board Business:

The Chairman stated that the Putnam County Historical Society & Foundry School Museum on Sunday May 1, 2011 at 1:30 pm. to review some proposed work which may or may not have to be submitted.

K. Foley moved to adjourn the meeting and C Bachan seconded the motion. The meeting was adjourned at 9:05 P.M.

Al Zgolinski, HDRB Chairman

Date